



March 4, 2004

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee met Thursday, March 4, 2004 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Karen Alexander, Graham Carlton, John Casey, Phil Conrad, Steve Fisher, Ronald Fleming, Mark Lewis, Edward Norvell, Rodney Queen, John Safrit, Jeff Smith, Bill Wagoner, Victor Wallace, Dee Dee Wright, Craig Lewis (The Lawrence Group),

Staff Present – Janet Gapen, Dan Mikkelson, Diana Moghrabi, Joe Morris, David Phillips, Harold Poole, Lynn Raker, Patrick Ritchie, John Vest, Steve Weatherford

The meeting was called to order, with Mark Lewis presiding. Members had received chapters 1 and 19 prior to the meeting. Chapters 16, 17, and 18, a zoning map, and a flow chart of the approval process were distributed for discussion at the next meeting. Copies were mailed to those who were not in attendance of today's meeting. Please contact Diana Moghrabi at (704) 638-5240 or at dmogh@salisburync.gov if you are missing items for your notebook.

There was a great deal of discussion on chapters 1 and 19. Craig Lewis will take today's recommendations and reword these chapters to appear more positive, friendly, and easier for the general public to understand. He will compare the language of Vision 2020 to these chapters. Some of the highlights of today's discussion follow:

- The code title was preferred to be called "Land Management and Development Code."
- 1.3 Authority – This language is in the statute
- 1.4 Applicability – may remove, "Whenever two provisions in the Salisbury Land Development Code shall conflict with one another the more stringent of the two shall be applicable."
- 1.6 Land Development Map Interpretation –
 - Clarify (A)
 - Delete "Sphere of Influence" and include "Annexation Agreement."
 - Delete E
 - G – More decisions to be allowed by a Zoning Administrator, then appeal to "ZBA."
- 19.2 Penalties for Transferring Lots in Unapproved Subdivisions
 - Most effective to refuse to issue a permit
 - Include ETJ

- 19.3 Penalties for Violation
 - Don't mention an amount of money
 - Dollar amounts in accordance with General Statutes
 - Give members a copy of the City Code 160A-175
 - 19-3 **Replacement of Disturbed and Damaged Vegetation:** Too long – needs to be simplified.
 - Need to address landscaping

The next committee meeting will be March 18, 2004 at 4:30 p.m. in the City Council Chamber at City Hall.

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